

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8611 Jack and Harold Pollin, appellant

The Zoning Administrator District of Columbia, appellee

Upon motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 4, 1966.

EFFECTIVE DATE OF ORDER: April 20, 1966

ORDERED:

That the appeal for permission to establish a non-profit office use for the Washington Planning and Housing Assn., Inc., at 1330 Massachusetts Ave., N.W., lot 856, square 247, be granted.

From the records and the evidence adduced at the public hearing, the Board finds the following facts:

(1) Washington Planning and Housing Association, Inc., is a non-profit organization within the meaning of the Zoning Regulations as shown by its Charter (Exhibit 5) and By-Laws (Exhibit 7) and its tax exemption status (Exhibit 6).

(2) Washington Planning and Housing Assn., Inc., proposes to occupy 1,534 square feet of the B-1 level or basement floor of the Thomas House.

(3) A 5.5 F.A.R. factor has been applied in computing the areas of the Thomas House and the necessary off-street parking spaces to serve the office space has been provided.

(4) In Appeal No. 7196, the Board granted permission for professional office use of the cellar, first, and second floors at premises 1318 through 1330 Mass. Ave., N.W.

(5) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the granting of permission to the Washington Planning and Housing Association, Inc., to occupy 1,534 square feet of the B-1 level or basement floor of the building, at 1330 Mass. Ave., N.W., which is located in an SP District, is in compliance with Article 41 of the Zoning Regulations.

The proposed use will be in harmony with existing uses on neighboring and adjoining property and will not create dangerous or otherwise objectionable traffic conditions. The proposed use will not adversely affect nearby or adjoining property.

The Board retains jurisdiction over the use of the subject premises by non-profit organizations.